

INDUSTRIAL FOR SALE

6 ACRE DEVELOPMENT TRACT ON I-40 EAST

9451 EAST INTERSTATE 40 HIGHWAY, AMARILLO, TX 79118



FOR SALE

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

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606152, TEXAS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

9451 EAST INTERSTATE 40 HIGHWAY



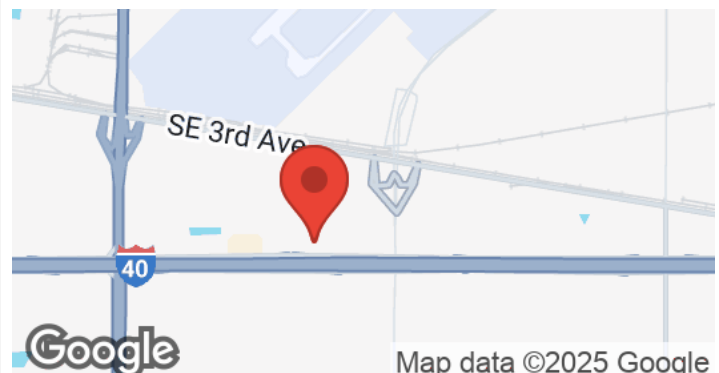
OFFERING SUMMARY

PRICE:	\$2,090,880
LOT SIZE:	6.0 Acres
ACCESS:	I-40 W Frontage curb cut
ZONING:	HC - Heavy Commercial
FRONTAGE:	355.00
TRAFFIC COUNT:	38,009
PRICE / SF:	\$8
UTILITIES:	All utilities to site
APN:	214609; 127498

Property Description:

Strategically positioned along the bustling Interstate 40 corridor, this 6-acre parcel at 9451 E IH-40 in Amarillo, Texas, offers an exceptional opportunity for commercial development. With its Heavy Commercial (HC) zoning, the property is ideally suited for a variety of uses, including retail, hospitality, automotive, construction related business, or mixed-use developments. The property is currently used by a trucking company. There is a 1500 sf portable office located on the property.

The property is situated on Interstate 40 West bound frontage road, ensuring high visibility and easy access for both eastbound and westbound traffic. It is located near Rick Husband Amarillo International Airport, enhancing appeal for businesses catering to travelers. The area is experiencing significant growth, with new developments such as Buc-ee's travel center, which is expected to draw substantial traffic to the vicinity. The daily traffic count on E IH-40 is 38,009 vehicles per day according to TxDot.



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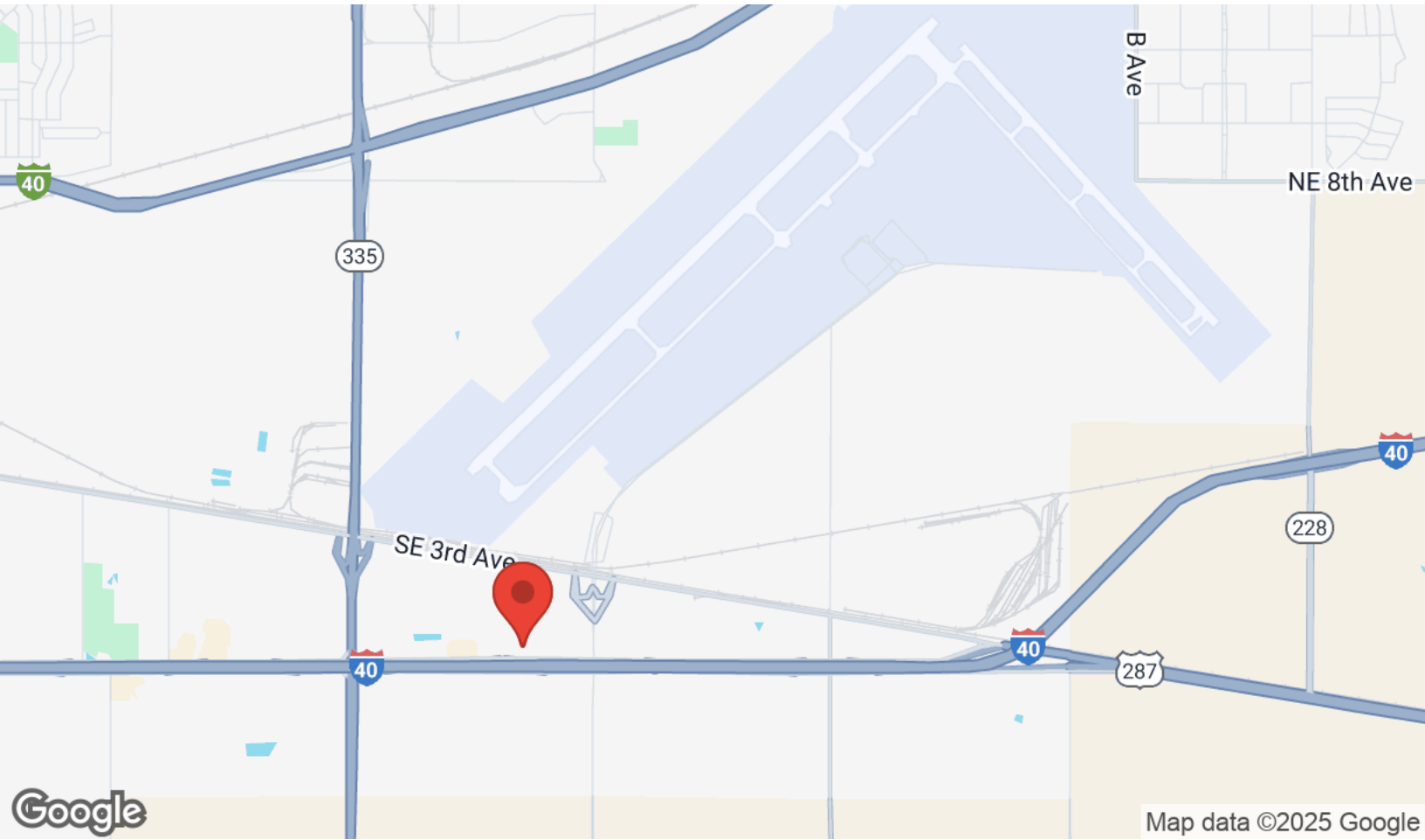
PROPERTY PHOTOS

9451 EAST INTERSTATE 40 HIGHWAY



LOCATION MAPS

9451 EAST INTERSTATE 40 HIGHWAY



BUSINESS MAP

9451 EAST INTERSTATE 40 HIGHWAY



 Rick Husband Amarillo International Airport

 Pilot Travel Center

 Holiday Inn Express & Suites
Amarillo East, an IHG Hotel

 Wendy's

 Buffalo Wild Wings

 Toot'n Totum

 Fairfield Inn & Suites
Amarillo Airport

 Petro Travel Center

 Blue Beacon Truck Wash of Amarillo East, TX

 Buc-ee's

 Flying J Travel Center

 Denny's



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Holly Coats	606152	hollycoats@kwcommercial.com	(806)683-1330
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov